2nd

Karen Johnson Davidson County
Batch# 840237 DEEDQC
04/18/2022 08:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220418-0043825

QUITCLAIM DEED

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. X Wilma S. Baker Affiant Subscribed and sworn to before me, this the 5th day of April 2022. Notary Public My commission expires: 5/2/2025

THIS INSTRUMENT PREPARED BY:

Kaalberg Law, PLLC
123 South 11th Street, Nashville, TN 37206
Attn: Aaron Kaalberg

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Address of New Owner(s) as follows: MTP - 1504 4th Ave S, LLC 1300 Martin Street Nashville, Tennessee 37203	New Owner	105-07-0-472.00 105-08-0-230.00

FOR AND IN CONSIDERATION of the sum of $0.00, WILMA SHELTON BAKER AND ALBERT HARRISON SHELTON, each a resident of Tennessee (collectively, "Grantor"), by these presents do hereby quitclaim and convey unto MTP - 1504 4TH AVE S, LLC, a Delaware limited liability company, ("Grantee"), its successors and assigns, all their right, title and interest in and to the following described real estate, subject to such limitations, restrictions and encumbrances as may affect said real estate:

See Exhibit A.

This is improved property known as 1504 & 0 4TH Avenue South, Nashville, Tennessee 37210.

4885-4217-2441, v. 3

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of the 5th day of April 2022.

GRANTOR:

Wilma Shelton Baker
WILMA SHELTON BAKER

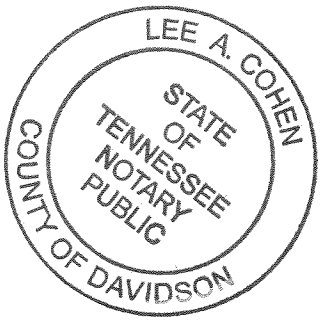
STATE OF TENNESSEE
COUNTY OF Davidson)

On this 5th day of April 2022, before me personally appeared Wilma Shelton Baker, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, TN, this the 5th day of April 2022.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: 5/2/2022



Albert Harrison Shelton
ALBERT HARRISON SHELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April 2022, before me personally appeared Albert Harrison Shelton, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand and seal, at office in Nashville, TN, this the 5th day of April 2022.

Lee A. Cohen
NOTARY PUBLIC

My Commission Expires: 5/2/2022



4885-4217-2441, v. 3

Exhibit A

Legal Description

Parcel One:

Being a parcel of land in the 17th Civil District of Davidson County, Tennessee, being bounded on the Northwest by Propco-1500 4th Avenue South, LLC; on the Northeast by Jennifer U. Le; on the Southeast by Wilma S. Baker and Albert H. Shelton and on the Southwest by 4th Avenue South and being more particularly described as follows:

Beginning at an Iron Road (found) in the Northeasterly margin of 4th Avenue South, at the Southwesterly property corner of a tract of land conveyed to Propco-1500 4th Avenue South, LLC as of record in Instrument NO. 20200226-0021421, Register's Office for Davidson County, Tennessee, said Iron Rod being situated 76.22 feet more or less, Southeast of the intersection of Carney Street and 4th Avenue South; thence,

1. Leaving the Northeasterly margin of 4th Avenue South and with the Southeasterly property line of said Propco-1500 4th Avenue South, LLC property, North 59° 11' 47" East, 285.37 feet to an Iron Rod (Set) in the Southwesterly property line of a tract of land conveyed to Jennifer Le as of record in Instrument No. 20100816-0064594, in the Register's Office for Davidson County, Tennessee; thence
2. With the Southwesterly property line of said Jennifer Le property, in part, South 31° 57' 14" East, 37.50 feet to an Iron Rod (set) at the Northwesterly property corner of a tract of land conveyed to Wilma S. Baker and Albert H. Shelton by Affidavit of Heirship as of record in Instrument No. 20210720-0097413, in the Register's Office for Davidson County, Tennessee; thence
3. With the Northwesterly property line of said Wilma S. Baker and Albert H. Shelton property South 59° 11' 16" West, 286.02 feet to an Iron Rod (set) in the Northeasterly margin of 4th Avenue South; thence
4. With the Northeasterly margin of 4th Avenue South, North 30° 57' 45" West, 37.55 feet to the Point of Beginning.

Parcel Two:

Being a parcel of land in the 17th Civil District of Davidson County, Tennessee, being bounded on the Northwest by Wilma S. Baker and Albert H. Shelton; on the Northeast by Jennifer U. Le and BAS, LLC; on the Southeast by BAS, LLC and on the Southwest by 4th Avenue South and being more particularly described as follows:

Beginning at an iron rod (found) in the Northeasterly margin of 4th Avenue South, at the Northwesterly property corner of a tract of land conveyed to BAS, LLC by deed of record in Instrument No. 20061214-0154504, in the Register's Office for Davidson County, Tennessee, said iron rod being situated 151.32 feet, more or less, Southeast of the intersection of Carney Street and 4th Avenue South; thence,

1. With the Northeasterly margin of 4th Avenue South, North 30° 57' 45" West, 37.55 feet to an iron rod (set) at the Southwesterly property corner of a tract of land conveyed

to Wilma S. Baker and Albert H. Shelton by Affidavit of Heirship as of record in Instrument No. 20210720-0097413, in the Register's Office for Davidson County, Tennessee; thence,

2. With the Southeasterly property line of said Wilma S. Baker and Albert H. Shelton property, North 59° 11' 16" East, 286.02 feet to an iron rod (set) in the Southwesterly property line of a tract of land conveyed to Jennifer U. Le by deed of record in Instrument No. 20100816-0064594, in the Register's Office for Davidson County, Tennessee; thence,
3. With the Southwesterly property line of said Jennifer U. Le property, in part and crossing into a tract of land conveyed to BAS, LLC as of record in Instrument No. 20061214-0154504, in the Register's Office for Davidson County, Tennessee, South 31° 57' 14" East, 37.50 feet to an iron rod (set);
4. With the Northwesterly property line of said BAS, LLC property, South 59° 10' 35" West, 286.67 feet to the Point of Beginning.

Being the same property conveyed to William L. Shelton and wife, Surene Shelton by deed of record in Book 1295, page 302, in the Register's Office of Davidson County, Tennessee.

William L. Shelton died on or about January 17, 1996, leaving Surene Shelton as the surviving tenant by the entirety.

Surene Shelton died intestate on or about September 8, 2000. Upon her death, the subject property passed to her only heirs at law, Wilma S. Baker and Albert H. Shelton, Grantors herein, as evidenced by Affidavit of Heirship of record in Instrument No. 20210720-0097413, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/5/2022 (date of document).

Affiant Signature

4/8/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

